

#DOWNTOWN REVITALIZATION INITIATIVE - DOWNTOWN TEMPLATE

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BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Click here to enter text.

Municipality Name: Inc. Village of Lynbrook

Downtown Name: Downtown Lynbrook

County: Nassau

Downtown Description - Provide an overview of the downtown and summarize the rationale behind nominating this downtown for a Downtown Revitalization Initiative (DRI) award):

Downtown Lynbrook has evolved since its development in the mid 19th century through incremental changes to keep up with a changing society. Tomorrows challenges require forethought, adequate resources , and the will of Government leaders to allow Downtown to thrive in the 21st century. Only with the help of the DRI program, will this be achieved.

DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the criteria set forth in the DRI Guidelines.

- 1) **Boundaries of the Downtown Neighborhood.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be compact and well-defined. Core neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment.

Downtown consists of many retail shops and restaurants along its classic north - south "Main Street USA" (Atlantic Ave). Institutional uses such as a Post office, Fire House, High School, 5 Houses of Worship, 3 Fraternal meeting Lodges, pocket park, Village Hall, fill Downtown, anchored by a new luxury 1,500 seat multiplex movie theatre. The area is bounded by the north and west by Peninsula Blvd, east by Denton Ave, and south by Lincoln Pl. Streetscapes improvements such as brick sidewalks, ornamental lighting and sidewalk benches define this Downtown, which has had a catalytic effect on nearby storefront improvements. The area is further outlined by outdoor security cameras by the Lynbrook Police department. This Downtown area was also the target area of a formal Business Improvement District and is the home of a Station on the Babylon branch of the Long Island Rail Road. More importantly, this Downtown was the subject of a recent Master Plan report prepared by the renown Regional Plan Association.

- 2) **Size.** Outline why the downtown, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing, or increasing, population within easy reach for whom this would be the primary downtown.

Commuting westbound in the AM from 2 Lynbrook LIRR Stations by over 2,500 riders daily is expected to grow once the East Side Access project to Grand Central Station is completed. Demand for housing, less than 30 minutes by rail to NYC will increase, making this community subject to pressures from developers for housing. Its proximity to 3 Universities, 2 Hospitals, 2 State Parks award winning schools, and full local governmental services is a recipe for a model community that Lynbrook is.

- 3) **Past Investments & Future Investment Potential.** Describe how this downtown will be able to capitalize on prior, and catalyze future, private and public investment in the neighborhood and its surrounding areas.

Downtown's past participation success in the Community Block Grant, TEA-21, and ISTEA grant programs have helped Downtown to thrive. Over the past 2 years, Recognizing future potential, the Marriott Corp. has signed a letter of intent to build a hotel in downtown, and Long Island Jewish hospital has purchased the former headquarters building of the Long Island Water Corp. Upscale car dealerships- Audi and Infinity has also built dealerships within the past year. The heart of Downtown beats strongly with last year's construction of a modern medical MRI facility. Industrial uses in transitional areas on the outskirts of Downtown as well as poorly situated commercial uses could support redevelopment for more compatible uses in this suburban community. Lynbrook was named as a finalist in the national "All American City" competition and is considered the 11th safest place in NY.

- 4) **Job Growth.** Describe how recent or impending job growth within, or in close proximity to, the downtown will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

As Downtown's footprint has remained fairly stable over the past 50 years, its expansion to keep up with environment and economic demands is inevitable. Its population of 19,911 will grow as white collar employment opportunities increase in NYC, thereby increasing needs for housing. Completion of the East Side Access project to Grand Central Station will further make this community attractive to live, work.

- 5) **Attractiveness of the Downtown.** Identify the properties or characteristics the downtown possesses that contribute or could contribute, if enhanced, to the attractiveness and livability of the downtown. Consider, for example, the presence of developable mixed-use spaces, housing at different levels of affordability and type, healthy and affordable food markets, walkability and

bikeability, and public parks and gathering spaces.

Continuation of its multiyear Streetscape Improvement program on all of Downtown streets will enhance the area and achieve a goal to make Lynbrook a ideal place to live , work and play. Downtowns host for a "Walking Tour" in 2014 by the Nassau County Planning Commission is a testament to its progressive philosophy of meeting the needs of a changing population. Its multimodal features: rail, taxi, walking, bus and signing of bike routes have helped support this goal and piqued the interest to do more. Lack of food markets, public parking, and need to reuse properties and increasing the tax base are priority items in the effort to improve Downtown Lynbrook.

- 6) **Policies to Enhance Quality of Life.** Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, complete streets plans, or transit-oriented development. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

Measurers to enhance the quality of life in this community and Downtown include 2015's enactment of a "Cultural Arts District" zoning district in Downtown to attract cultural uses. While this has spurred the development of a new movie theatre and aided an existing Playhouse, the community desires to attract additional uses to increase foot traffic for local business and serve its residents and those in the region.

- 7) **Local Support.** Set forth the local and community support that exists for the revitalization of this downtown and the commitment among local leaders and stakeholders to building and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a local DRI Planning Committee to oversee the plan.

Officials of the applicant regularly meet with the Lynbrook Chamber of Commerce and other local business leaders, all who support this initiative. The local lead agency- Village of Lynbrook Mayor will work with the outside experts to formulate the Plan

- 8) **Other.** Provide any other information that informed the nomination of this downtown for a DRI award.

Existing conditions, identifiable properties, and other characteristics will make this proposal **attainable** with measurable results. The Community recently was the subject of the Nassau County Office of Planning and Development/ US Depart of Commerce "Infill Study" report that recognizes these matters.



BRIAN CURRAN
Assemblyman 21st District

THE ASSEMBLY
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Ethics & Guidance

COMMITTEES
Banks
Insurance
Labor
Veterans' Affairs

May 25, 2016

Cesar A Perales, Chairman
New York State Regional Economic Development Council
Empire State Development
150 Motor Parkway, Suite 311
Hauppauge, NY 11788

Dear Chairman Perales,

I wanted to take this opportunity to write you today regarding The Incorporated Village of Lynbrook. The Village of Lynbrook has applied to the Governor's Regional Economic Development Council for a grant from the *Downtown Revitalization Initiative* (DRI) program. Enclosed is a copy of the application, program criteria and how it can help Lynbrook's Downtown. I am aware only one municipality from Nassau/Suffolk will be selected when awards are made on June 30. I am therefore respectfully requesting that you have my full support and recommendation on behalf of the Incorporated Village of Lynbrook to receive this wonderful grant that will continue to revitalize and beautify our down town.

Lynbrook USA, as our village has over the many years, come to be known as; is a very unique community of neighbor helping neighbor, and a village that leads the way in beautification, revitalization, a dedicated Mayor and Board, an equally dedicated Chamber of Commerce, and one of the best South Shore Villages anywhere in Nassau County. Lynbrook has a "Mayberryesque" charm that simply cannot be compared to or equaled anywhere on Long Island.

Please consider my full support and know that I wholeheartedly endorse Lynbrook USA and the Governor's choice for recipient of the Downtown Revitalization Initiative (DRI) Program. Please feel free to contact me if I can be of any further assistance at my District Office, 516 561 8216.

Sincerely,

Brian Curran, Member of Assembly, 21st AD

Cc: Lynbrook Mayor William Hendrick
New York State Senator Jack Martins